

AGREEMENT FOR SALE

BETWEEN

MRS. SANTOSH RAMESH RAZDAN

...TRANSFEROR

AND

MS. MITHU DILIP CHANDA

MRS. PRATIMA DILIP CHANDA

... TRANSFEREES

Flat No. 07 on 6th Floor, Wing 01, Building No. 01 in
Dadasaheb Gaikwad Nagar Co-operative Housing Society (No. 1)
Ltd, situated at Dadasaheb Gaikwad Nagar, Opp. Kala Vidyalay,
Malvani, Gate No. 8, Malad - West, Mumbai - 400095.

.....

**PREPARED BY ADVOCATE URMIL JADAV.
B. COM . LLB**

Office Address : D/8, Gr. Floor, Shree Krupa C. H. S. Ltd.,
Kasturba Road no. 5, Borivali (East), Mumbai - 400066.
M-9892247657 / 9224432782, Off: 65984079.

Mobile No.

Name of B

Name of B

श्री.डी. एन. कल्याण दि.
श्री.डी. एन. कल्याण दि.

Mudra

2) देयकावा प्रकार: By Cash रकम: ₹ 700/-

बँकेचे नाव व पत्ता:

डीडी/धनादेश/च ऑर्डर क्रमांक: MH001315758201415E दिनांक: 19/06/2014

1) देयकावा प्रकार: eChallan रकम: ₹ 21500/-

मुंबई उपनगर जिल्हा.

सह दुय्यम निबंधक, बोरिवली क्र. 3,

भरलेले मुद्रांक शुल्क: ₹. 107500/-

भाबदता: ₹. 2150000/-

भाबत मुल्य: ₹. 1954761.9/-

सह डी.डी. निबंधक

आपणाला मूळ दस्त, धवनेल विट, सु.सू.बी-२ व सीडी अदावे 6:02 PM ह्या वेळेस मिळेल

पूजा: ₹. 22200.00

पुजाची संख्या: 35

दस्त हाताळणी फी
₹. 21500.00

भाबती फी

सादर करणा-याचे नाव: मिडू दिवीय चंद्रा

दस्तऐवजाचा प्रकार: करारनामा

दस्तऐवजाचा अनुक्रमांक: बरल-3-3498-2014

भाबत नाव: भाबवणी

भाबती क्र.: 4161 दिनांक: 20/06/2014

Regn.: 39M

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Friday, June 20, 2014

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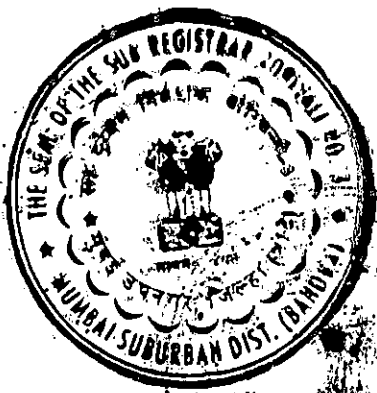
CHALLAN
MTR Form Number-6

GRN	MH001315758201415E	BARCODE	[Barcode]		Date	19/06/2014 15:54:05	Form ID	25.1
Department	Inspector General of Registration		Payer Details		[Details]			
Type of Payment	Registration Fees	AMOUNT	21500.00	DATE	20/06/2014	[Details]		
Sr.No.	9000028460201415	Twenty One Thousand Five Hundred Rupees Only		PAN No. (If Applicable)	[Details]			
Office Name in words	BRL3_JT SUB REGISTRAR BORIVALI 3		Full Name	MS. MITHU DILIP CHANDA and MRS PRATIMA DILIP CHANDA				
Location	MUMBAI		Flat/Block No.	Flat N.7 Society records Flat No.				
Year	2014-2015 One Time		Premises/Building	A607 bldg n 1				
Account Head Details	Amount in Rs.	21500.00		Road/Street	Dadasaheb Gaikwad Nagar CHS No 1 Ltd			
0030063301	Amount of Tax	21500.00		Area/Locality	Opp Kala Vidyalay Malvani Gate No8 Malad W V			
				Town/City/District	4 0 0 0 9 5			
				Remarks (If Any)	PAN2--PN=MRS. SANTOSH RAMESH RAZDAN -CA=2150000			
Total	21500.00	Amount In Words	Twenty One Thousand Five Hundred Rupees Only					
Payment Details	ANDHRA BANK		FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	REF No.	03400142014061917520		0002522073		
Cheque/DD No		Date	19/06/2014-15:52:52					
Name of Bank		Bank-Branch	ANDHRA BANK					
Name of Branch	Validity unknown		Scroll No. , Date	1273 , 20/06/2014				



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Date: 2014.06.20 17:43:14
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Location: India

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Departm

Type of

Office No

Location

Year

00300455

Total

Payment C

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S. Chandra

Mithu

Pratima



AGREEMENT FOR SALE

THIS Agreement for Sale is made and entered into at MUMBAI on this 20 day of June 2014 : **BETWEEN** : **MRS. SANTOSH RAMESH RAZDAN** aged 62 years, an adult, Indian Inhabitant of Mumbai, owner of Flat No. 07 on 6th Floor, Wing 01, Building No. 01 in Dadasaheb Gaikwad Nagar Co-operative Housing Society (No. 1) Ltd, situated at Dadasaheb Gaikwad Nagar, Opp. Kala Vidyalay, Malvani, Gate No. 8, Malad - West, Mumbai - 400095., hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the **ONE PART** ; AND:

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MS. MITHU DILIP CHANDA aged 38 years, **AND MRS. PRATIMA DILIP CHANDA** aged 60 years, both adults, Indian Inhabitants, address at A-101, Shree Siddhi Vinayak Apartment, Deewanman Vasai - West, Thane - 401202., both adults, Indian Inhabitants, hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**.

x *S. Chandra*

x *Mithu*

x *Pratima*

WHEREAS:-

A) The Maharashtra Police Co-operative Housing Federation Ltd., Mumbai, a co-operative housing society registered under the provisions of Maharashtra Co-operative Societies Act 1960 & bearing registration No. HSG / (OH) / BOL / 03 / 98 dated 06/03/1998 & having its registered office at Shop No. 51/53, Saraf Choudhari Nagar, Thakur Complex, Kandivali East, Mumbai - 400101., hereinafter referred to as the said "Federation" had Allotted the said Flat No. 07 & as per society records Flat No. A/607 admeasuring 225 Sq. Feet in Carpet area on 6th Floor, Wing 01, Building No. 01 in Dadasaheb Gaikwad Nagar Co-operative Housing Society (No. 1) Ltd., situated at Dadasaheb Gaikwad Nagar, Opp. Kala Vidyalay, Gate No. 8, Malad - West, Mumbai - 400095., hereinafter referred

as the "Said Flat" more particularly described in the Schedule on what is known as ownership basis in favour **MRS. SANTOSH RAMESH RAZDAN** vide Agreement for sale dated 11th day of January 2010 duly stamped & registered having serial No. Badar2-00838-2010 dated 25/1/2010 & since

the said Transferor is the sole owner & well sufficiently entitled to the said



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B) A society named "Dadasaheb Gaikwad Nagar Co-operative Housing Society (No. 1) Ltd.," registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM / TNA / MHADB / HSG / (TO) / (TC) / 12881 / YEAR 2009-2010., hereinafter referred to as the "said Society" and said Transferor is duly admitted to the membership of the said society and issued Share Certificate No. 117 for five fully paid up shares of Rs. 50/- each hereinafter referred to as the "said Shares" bearing distinctive nos. from 581 to 585 (both inclusive).

✓ *S. Chru*
 ✓ *Nitru*
 ✓ *Tanandhi*

- C) "THE TRANSFEROR" hereby declare that her title over the Said Flat is marketable and free from all encumbrances.
- D) "THE TRANSFEROR" further declare that her membership in the said society is valid and subsisting and not terminated by the said society.
- E) That the TRANSFEROR has good right, title, interest, full authority and absolute right to sell and dispose off the Said Flat and she has truly faithfully and honestly disclosed all the facts to the TRANSFEREES without suppressing or misrepresentation of any facts from the TRANSFEREES and her rights in respect of the Said Flat and the Said Flat has clear and marketable title, free from all encumbrances and equity right, title, interest and/or claim in favour of any third party/parties whatsoever in respect of the Said Flat which affects the right of the TRANSFEREES and TRANSFEROR has not received or agreed to receive any consideration from any third party whatsoever either in cash or in kind or created or agreed to create any third party right and/or inducted or agreed to induct any third party claim, use and/or possession of the Said Flat.



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- F) Upon the strength of the aforesaid representations made by THE TRANSFEROR to THE TRANSFEREES believing the same to be true and correct, honest and bonafide the parties entered in to an oral negotiation and pursuant thereto THE TRANSFEROR herein has agreed to sell to THE TRANSFEREES and THE TRANSFEREES has agreed to purchase and acquire from the said THE TRANSFEROR the said Flat together with all rights, title, interest, benefits, shares, sinking fund, etc. and with clear and marketable title, free from all encumbrances for the lump sum price or consideration

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F. ...

amount of Rs. 21,50,000/- (RUPEES TWENTY ONE LAKHS FIFTY THOUSAND ONLY) subject to THE TRANSFEROR putting THE TRANSFEREES in possession or agreeing to co- operate to get the name of THE TRANSFEREES recorded in the records of the society to which THE TRANSFEROR have agreed to do so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

- 1) "THE TRANSFEROR" have agreed to sell, transfer and assign to "THE TRANSFEREES" and "THE TRANSFEREES" have agreed to purchase and acquire the said Flat No. A/607 in society records Flat No. A/607 on 6th Floor, Wing 01, Building No. 8 in Dadasaheb Gaikwad Nagar Co-operative Housing Society (No. 8) situated at Dadasaheb Gaikwad Nagar, Opp. Kala Vidyalay, No. 8, Malad - West, Mumbai - 400095., together with all rights, title, interest, benefits at the lump sum price or consideration of

Rs. 21,50,000/- (RUPEES TWENTY ONE LAKHS FIFTY THOUSAND ONLY).		
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- 2) "THE TRANSFEROR" doth hereby admit and acknowledge to have received from "THE TRANSFEREES" the sum of Rs. 3,25,000/- (RUPEES THREE LAKHS TWENTY FIVE THOUSAND ONLY) as per particulars mentioned in the receipt appearing hereunder on or before execution of this Agreement being the Part consideration amount for the sale of the said Flat (the receipt whereof "THE TRANSFEROR" doth hereby admit and acknowledge).

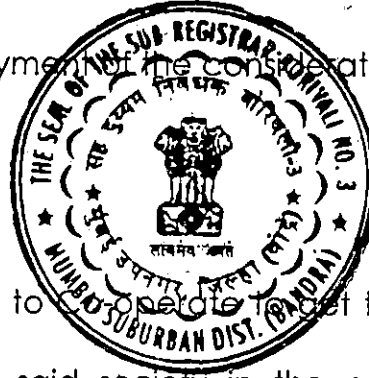
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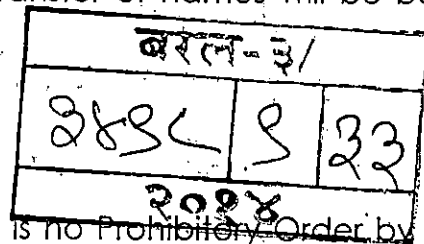
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3) Rs. 18,25,000/- (Rs. EIGHTEEN LAKHS TWENTY FIVE THOUSAND ONLY) will be paid by Transferees to Transferor by Bank loan or any other alternative Arrangements.

4) "THE TRANSFEROR" shall handover to THE TRANSFEREES the vacant and peaceful possession after full & final payment of the consideration of the said flat.



5) THE TRANSFEROR agree and undertake to operate to get the afore Said Flat transferred in the records of the said society in the names of "THE TRANSFEREES" and get "THE TRANSFEREES" admitted as the members of the said Society in place of "THE TRANSFEROR" and such transfer charges payable to the said Society on account of transfer of names will be borne and paid by both the parties equally.



6) "THE TRANSFEROR" hereby declare that there is no Prohibitory Order by any Government and/or Authority, which may prohibit THE TRANSFEROR from transferring the Said Flat. THE TRANSFEROR further declares that no attachment has been levied on the Said Flat.

7) "THE TRANSFEROR" hereby confirm that she has not created any encumbrances of whatsoever nature on the said shares and the Said Flat mentioned above & there is no prohibitory order passed / issued by any competent Court of law/local authority and/or any central or state Government restraining the transfer of the said shares & the Said Flat. "THE TRANSFEROR" hereby further declare that she has full power and absolute authority to sell, transfer and assign the said shares and the Said Flat in favour of "THE TRANSFEREES" free from all claims, encumbrances and/or demands of whatsoever nature.

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x *[Handwritten signature]*

[Handwritten signature]

8) The TRANSFEROR and her legal heirs hereby agree and undertake to indemnify and keep indemnified the TRANSFEREES and her heirs, executors, administrators, successors or assigns in the event they suffer any loss or damage due to any demands or claim by way of tenancy, sub-tenancy, sub-tenancy license, lease, inheritance, sale, exchange, possession, gift, trust or otherwise howsoever being brought forward at any time in future by any person including any third party due to any act including the wrong representation of the TRANSFEROR to the TRANSFEREES or any other person claiming through them.



9) "THE TRANSFEROR hereby further declare that there is no lien on the Said Flat the Transferor hereby agrees that the said flat is free from all claims and encumbrances and should there be any claim from any person or persons against the Said Flat then in such an event the TRANSFEROR hereby agree

and undertake to indemnify the TRANSFEREES against such claims.

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10) The TRANSFEREES after the payment of the full and final consideration amount are entitled to become the members of the said society as per bye-laws of the said society and subject to bye-laws of the said society.

11) The TRANSFEROR agree and undertake to sign and execute all Acts and Deeds or documents including Agreement For Sale, Affidavit, Declarations, Undertakings, transfer papers, etc. in favour of the TRANSFEREES and shall cooperate with the TRANSFEREES to bring / transfer their names on the records of the said society, as may be required under Maharashtra Co-operative Societies Act, 1960 and as per the Bye-Laws of the said society for the effectual transfer of the Said Flat and the said Shares with all the deposits and meters in respect of the Said Flat in the name of and in favour of the TRANSFEREES.

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12) "THE TRANSFEROR" shall pay to the said society and all the concerned authorities the monthly outgoings and all other dues in respect of the Said Flat upto the date of possession and obtain complete discharge of the same. The TRANSFEREES shall be liable to pay outgoings and dues from the date of Possession.

13) The TRANSFEREES hereby covenant with The TRANSFEROR as follows :-

- That the TRANSFEREES from the date the same are put in possession of the Said Flat, shall regularly pay to the said Society and all the concerned authorities the monthly outgoings and all the dues payable in respect of the said Flat.
- The TRANSFEREES shall observe, perform and abide by the Bye-laws, rules and regulations of the society from time to time in force.

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14) "THE TRANSFEROR" hereby declare that after the execution of the said Agreement for sale amount neither they themselves nor any of her legal heirs, family members, successors, legatees, etc. shall have or claim to have any right, title, interest and/or claim of whatsoever nature in the said Shares & the Said Flat.

15) The TRANSFEROR has complied with all rules and regulations of the said society and that she has done nothing by which she could be disentitled to make this sale.

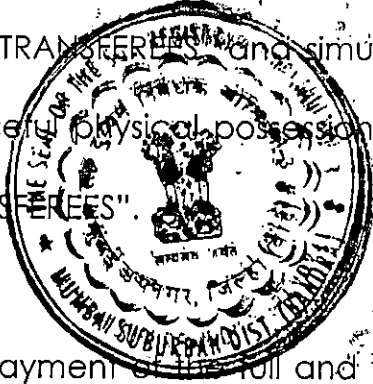
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x *Nitku*

x *Tanada*

16) The Balance Bank Loan payment will finally be paid by the Transferees within 15 days of getting NOC from the said Society & in case of default in full & final payment within the agreed period this Agreement for Sale will become Null & void.

17) This Agreement shall be deemed to be the Agreement For Sale or Agreement for Sale upon payment of full and final consideration amount by "THE TRANSFEREES" and simultaneously upon handing over the vacant and peaceful physical possession of the Said Flat by "THE TRANSFEROR" to "THE TRANSFEREES".



18) On payment of the full and final consideration amount as specified above, "THE TRANSFEREES" shall be entitled to have and quietly and peacefully hold, possess, occupy and enjoy the Said Flat for and unto the use and benefit of "THE TRANSFEREES", their heirs, executors, administrators and nominees forever and without any let, hindrance, denial, eviction, claim, charge, interest, demand or lien of "THE TRANSFEROR" or any person or persons lawfully or equitably claiming through, under or in trust for "THE TRANSFEROR".

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This Agreement shall always be subject to the provisions contained in The Maharashtra Co-op. Societies Act 1960 & The Maharashtra Ownership Flat Act 1963.

x *[Signature]*

x Mitru

x *Taranah.*

PROPERTY SCHEDULE

Flat No. 07 & as per Society records Flat No. A/607 admeasuring 225 Sq. Feet in Carpet area on 6th Floor, Wing 01, Building No. 01 in Dadasaheb Gaikwad Nagar Co-operative Housing Society (No. 1) Ltd., Situated at Dadasaheb Gaikwad Nagar, Opp. Kala Vidyalay, Malvani, Gate No. 8, Malad - West, Mumbai - 400095., constructed on a Property situate bearing Village Malwani within the Registration District and sub district of Mumbai City bearing C. T. S. No. 3525 (part) the building consist of Ground plus Seven upper floors with lift.

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day and the year first herein above written

SIGNED, SEALED AND DELIVERED by the

Within named THE TRANSFEROR

MRS. SANTOSH RAMESH RAZDAN

PAN NO. ACAPR9987P

In the presence of

1. HEMANT TRIVEDI

Hemant



S. Chandra



② *makesh Kumar Verma - makesh Kumar Verma*

SIGNED, SEALED AND DELIVERED by the

Within named THE TRANSFEREES

MS. MITHU DILIP CHANDA

PAN NO - AFWPC6676B

MRS. PRATIMA DILIP CHANDA

PAN NO - ADJPR2206M

In the presence of

1. HEMANT TRIVEDI

Hemant

x Mithu

x Pratima



③ *makesh Kumar Verma*
makesh Kumar Verma

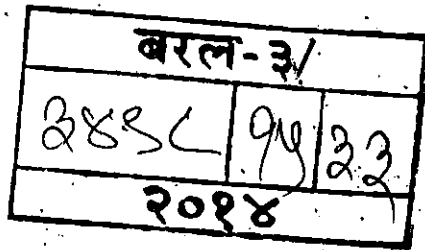
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RECEIPT

RECEIVED with thanks the sum of Rs. 3,25,000/- (RUPEES THREE LAKHS TWENTY FIVE THOUSAND ONLY) as per following particulars from MS. MITHU DILIP CHANDA AND MRS. PRATIMA DILIP CHANDA being the part consideration amount for the sale of the said Flat No. 07 on 6th Floor, Wing 01, Building No. 01 in Dadasaheb Gaikwad Nagar Co-operative Housing Society (No. 1) Ltd., Situated at Dadasaheb Gaikwad Nagar, Opp. Kala Vidyalay, Malvani, Gate No. 8, Malad - West, Mumbai - 400095., as within mentioned.

Sr. No	DATE	AMOUNT	CHQ/CASH/RTGS.NO.	DRAWN ON
1.	27/05/2014	50,000/-	994510	Yes Bank Ltd Boisar Branch.
2.	09/06/2014	2,50,000/-	994512	Yes Bank Ltd Boisar Branch.
3.	18/6/2014	24,000/-	994513	Yes Bank Ltd Boisar Branch.
4.	25/05/2014	1,000/-	CASH	---



I SAY RECEIVED

THE TRANSFEROR

PLACE: MUMBAI

WITNESSES:-

1. *Malachkumar Vora*
2. *Haver*



[Signature]

[Signature]



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(2) वि

(3) वि

वाब वि

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दुय्यम निबंधक : बोरीवली 1 (मालाड)

20/06/2014

दस्त क्रमांक : 838/2010

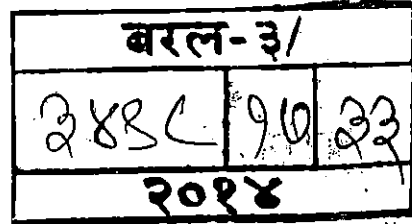
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नोंदणी :

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गावाचे नाव : मालवणी

(1) विलेखाचा प्रकार	करारनामा
(2) बाजारभावा	रु.790000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 956305
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सदनिका नं 7 , सहावा मजला , विंग नं 1, बि नं 1, दादासाहेब गायकवाड नगर को ऑप हौ सोसा नं 1 लि, मालवणी, मालाड प मुं
(5) क्षेत्रफळ	25.09 चौ मी बिल्टअप
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	नाव:-दि महाराष्ट्र पोलिस को ऑप व फेब्रेशने तिकी न्यायालयाचे विश्वेश राजाराम सालेकर तर्फे मुखत्यार सतिश प्रभाकर दिक्षित
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नाव:-संतोष रमेश राजदान
(9) दस्तऐवज करून दिल्याचा दिनांक	11/01/2010
(10) दस्त नोंदणी केल्याचा दिनांक	25/01/2010
(11) अनुक्रमांक, खंड व पृष्ठ	838/2010
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	30440
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	9570





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Dadasaheb Gaikwad Nagar Co-operative Housing Society (No. 1) Ltd.

Regd. No. MUM / TNA / MHADB / HSG / (TO) / (TC) / 12881 / Year 2009 - 2010
Dadasaheb Gaikwad Nagar, Opp. Kala Vidyalay, Malvani, Gate No. 8, Malad (W), Mumbai - 400095

Certificate No. 117

Authorised Share capital Rs. 250 Divided into 05 Shares each of Rs. 50/- only

Member's Register folio No. 117

This is to Certify that Shri / Smt. SANTOSH RAMESH RAZDAN

of W/FLR6/E17 is the registered Holder of (05 FIVE) Share from No. 581

to 585 of Rs. 250 (Rs. TWO HUNDRED FIFTY ONLY).

in the Dadasaheb Gaikwad Nagar Co-operative Housing Society (No. 1) Ltd. Malad (W), Mumbai 400 095, Subject to the Bye-laws of the said Society and on each of such Shares the sum of Rupees Fifty has been paid. Given under the Common seal of said Society at MUMBAI this 19 days of OCTOBER 2010



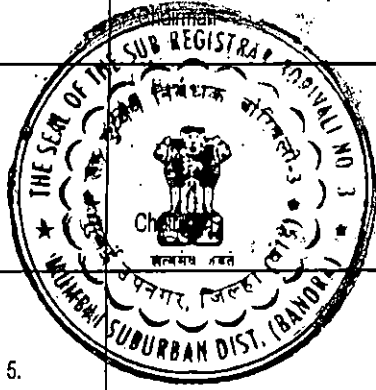
Balraj Chairman
[Signature] Hon. Secretary
[Signature] Member of the Committee
[Signature] P.T.O.

NOC from Maharashtra Police Co-operative Housing Federation Ltd. and MHADA is compulsory for effective & complete transfer.

बरेल-३/		
३४९८	१२	३३
२०१४		

Memorandum of the transfers of the within mentioned Shares

Sr. No. of Transfer	Date of General Body / managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the Transfer of Shares held by the Transferor are Registered	Sr. No. in the Share Register at which the Name of the Transferee is recorded
1.	2.	3.	4.	5.
1.	Chairman	Hon. Secretary		Committee Member
2.	Chairman	Hon. Secretary		Committee Member
3.		Hon. Secretary		Committee Member
		Hon. Secretary		Committee Member
5.	Chairman	Hon. Secretary		Committee Member



बरत-२		
२२.६	२०	२३
२०१४		

2002		
2003	2003	2003
1/2/03		



0802	
30	28
/C-22B	



Handwritten notes and signatures in Hindi, including dates like 20/12/72 and 21/12/72, and names like 'S. S. S. S. S.' and 'S. S. S. S. S.'.

2802		
28	28	7528
/C-22B		

Handwritten notes and signatures in Hindi, including dates like 20/12/72 and 21/12/72, and names like 'S. S. S. S. S.' and 'S. S. S. S. S.'.



Handwritten notes and signatures in Hindi, including dates like 20/12/72 and 21/12/72, and names like 'S. S. S. S. S.' and 'S. S. S. S. S.'.

Main body of handwritten text in Hindi, organized in columns. It contains detailed notes, dates, and names, including 'S. S. S. S. S.' and 'S. S. S. S. S.'.



बंरल-३/	
३०३८	२४/२३
२०१४	

SLUM REHABILITATION AUTHORITY
5th floor, Girna Nirman Bhavan, Bandra (E) Mumbai - 400 051

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM 'A')

No. SRA/Eng/501/MHL/PN/AP 22 9 99

COMMENCEMENT CERTIFICATE

To
The Chairman

Maharashtra Police CHS Federation Ltd.

Sir,

With reference to your application No. 8852 dated 20.7.99 for Development Permission and grant of Commencement Certificate under section 44 & 45 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. A2 C.T.S. No. 3525 (PT) situated at U.G. Nagar of village Malwan, Malad (W) T.P.S. No. _____ ward _____

The Commencement Certificate/Building Permit is granted subject to compliance of conditions mentioned in LOI U/R No. SRA/Eng/367/PN/MHL/10.9.99 IOA U/R No. SRA/Eng/501/MHL/PN/AP/22.9.99 and on following conditions:

1. The land vacated in consequence of endorsement of the setback line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should commence within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate shall be in no case exceed in any year extendable further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the approved plans.
 - (b) Any of the condition subject to which the same is granted or any of the conditions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



बदर-३/
20/33
2098

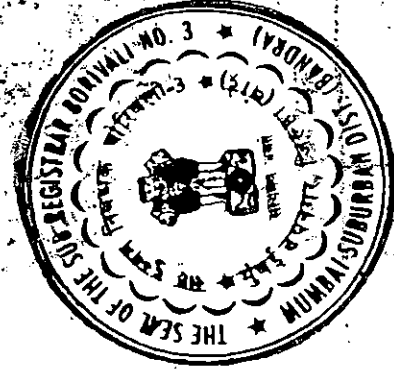
The C.E.O. (SRA) has appointed Shri S.P. Joshi

Executive Engineer to exercise his powers and functions as Executive Engineer under section 45 of the said Act
This C.C. is granted for work up to Transit Bldg. No.1 only.



बदर-२/
२८ २७
२०१०

Signature
22/9/99
Executive Engineer (SRA) (II)
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)



बाल-३/	
३४५	२६/१२
२०१४	

0802	
70	78
12-12	



2802		
88	08	78
12-12		

Registration Authority
District Engineer
02/04/2001



Handwritten notes:
 This is extended
 21 APR 2001
 50

२०१४		२८८	२२
२०१४		२८८	२२
२०१४			

२०१४



Transferee-1

आयकर विभाग
 INCOME TAX DEPARTMENT
 MITHU D CHANDA
 DILIP CHANDA
 04/05/1976
 Permanent Account Number
 AFWPC6676B
 Signature



भारत सरकार
GOVT. OF INDIA



Transferee-2

आयकर विभाग
 INCOME TAX DEPARTMENT
 PRATIMA D. CHANDA
 MUKHARJEE BHUDEV
 03/04/1954
 Permanent Account Number
 ADJPP2410M
 Signature

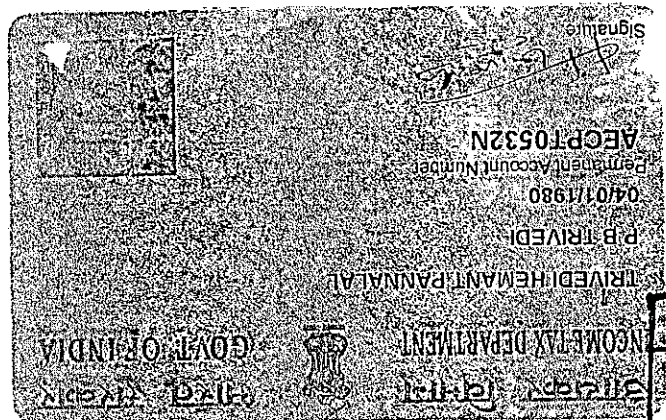


भारत सरकार
GOVT. OF INDIA



PERMANENT ACCOUNT NUMBER
 ACAPR9987P
 SANTOSH RAMESH RAZDAN
 FATHER'S NAME
 DWARIKANATH KAGHRI
 DATE OF BIRTH
 13/12/1951
 DIRECTOR OF INCOME TAX (SYSTEMS)

बरल-३
 282 23 33
 2028

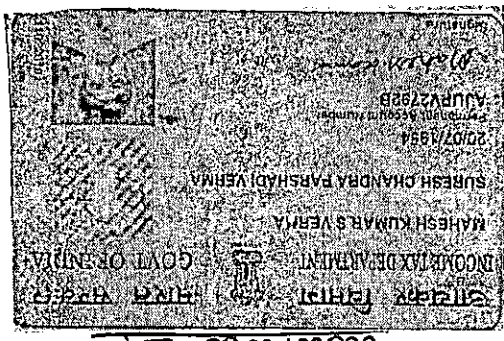


202x		
33	80	88
12-12		

Witness - 2:-
 Mr. Jaganant P. Trivedi
 B/101, Nand Dharm CHS Ltd,
 Samyuktta Nagar, Achhe Wress Road
 Nala Separa (E), Dist. Thane.
 PAN - ACEPT0532N.



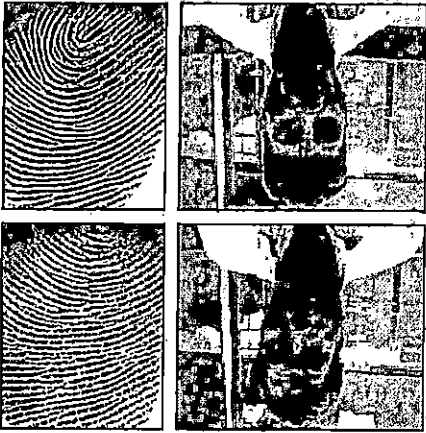
Flat no. 102, Sanderolek,
 Wiyay Park, Wista Road (E),
 Dist. Thane. - 401107.



Mahesh Kumar Verma

Witness - 1:-

शिका क्र.4 पी व्हेंक:20 / 06 / 2014 05 : 45 : 27 PM
शिका क्र.5 पी व्हेंक:20 / 06 / 2014 05 : 45 : 42 PM नोंदणी पुस्तक 1 पृष्ठ



Handwritten signatures and names: 'Hawer', 'Makal Krun Rong', 'स्वाधी'.

पिन कोड:401107

2 नाव:इमर पी निवेदी

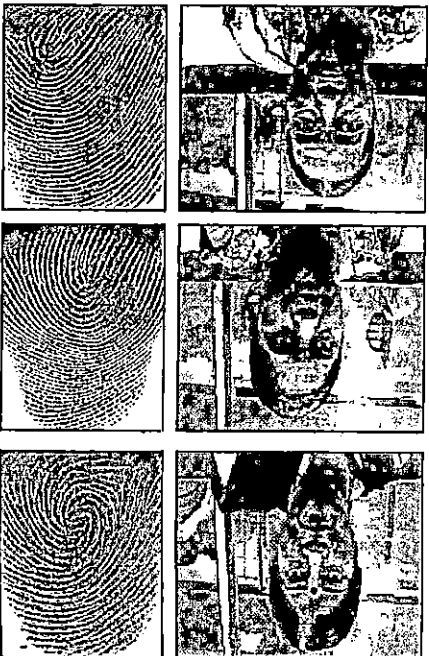
पिन कोड:401107

1 नाव:महेशकुमार एस व्हा

पक्षकाराचे नाव व पत्ता



वरील दस्तऐवज करून देणारे पक्षकारांचे करारनामा...
शिका क्र.3 पी व्हेंक:20 / 06 / 2014 05 : 44 : 32
खालील इतर असे निवेदीत करताना की ते दस्तऐवज करून देणारी व्यक्ती, खंडबंदीत, व त्याची ओळख पटवितात



Handwritten signature: 'Kawale'.
पुन नंबर:ADJPP2410M
ठाणे, रोड नं: दिवानमान, महीराई, ठाणे.
श्री सिद्धी विनायक अपार्टमेंट, ब्लॉक नं: वसई पश्चिम - स्वाधी.
पत्ता:प्लॉट नं: ए/101, माळा नं: - इमारतीचे नाव: -
वय :-60
लिहून देणारे

Handwritten signature: 'M...'.
पुन नंबर:AFWPC6676B
ठाणे, रोड नं: दिवानमान,
श्री सिद्धी विनायक अपार्टमेंट, ब्लॉक नं: वसई पश्चिम - स्वाधी.
पत्ता:प्लॉट नं: ए/101, माळा नं: - इमारतीचे नाव: -
वय :-38
लिहून देणारे

Handwritten signature: 'S...'.
पुन नंबर:ACAPR9987P
रोड नं: कला विद्यालय समोर मालवणी रोड नं 8,
श्री.एच.एस. नं 1 लि, ब्लॉक नं: मालाड पश्चिम मुंबई,
नं 1, इमारतीचे नाव: दादासाहेब भायकवाड नगर - स्वाधी.
पत्ता:प्लॉट नं: 7, माळा नं: 6 था जला विंग 1 लिहून देणारे
वय :-45
लिहून देणारे

अनु क्र. पक्षकाराचे नाव व पत्ता

दस्तावेज प्रकार :-करारनामा

दस्त क्रमांक :बदल-3/3498/2014

दस्त क्रमांक:3498/2014
बदल-3 88/33

दस्त नोंदवारी भाग-2



20/06/2014 5 47:19 PM

सह दु. नि. बॉरीवली ३

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH001315556201415E	0000829459201415
2	MH001315758201415E	0000829460201415

3498 / 2

Know Your Rights as Registrants

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

बरल-३/		
३३८	३३	३३
२०१४		



प्रमाणित करणेत येते की, या
दस्तावेज एकूण,.....३३३.....पाने आहेत.
पुस्तक क्र. ३३८/बरल-३/२०१४
घर नोंदला, दिनांक २०/६/२०१४

सह दुय्यम निबर्धक, बॉरीवली क्र. ३,
मुंबई उपनगर लिहदा.

DATED _____ DAY OF JUNE, 2014.

BETWEEN

MRS. SANTOSH RAMESH RAZDAN

... TRANSFEROR

AND

MS. MITHU DILIP CHANDA

MRS. PRATIMA DILIP CHANDA

... TRANSFEREES

AGREEMENT FOR SALE

Pratima
2.68
21/06/2014

ADVOCATE URMIL JADAV.
B. COM. LLB.
D/8, SHREE KRUPA SOCIETY.
KASTURBA ROAD NO.5,
BORIVALI (EAST),
MUMBAI - 400066.
M-9892247657/9224432782.